

RESOURCE MANAGEMENT AGENCY  
**county of ventura**

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Environmental Health Department  
Donald W. Koepp  
Director

January 18, 1990

Mr. R. M. Duntley  
Pacific Farm Lands  
1070 W. La Loma  
Somis, CA 93066

File #C88032


R. M. DUNTLEY RANCHES/PACIFIC FARM LANDS - 3101 E. CENTRAL AVENUE, CAMARILLO

This letter confirms the completion of site investigation and remedial action at the above site. With the provision that the information provided to this agency was accurate and representative of existing conditions, it is our position that no further action is required at this time.

Please be advised that this letter does not relieve you of any liability under the California Health and Safety Code or Water Code for past, present, or future operations at the site. Nor does it relieve you of the responsibility to clean up existing, additional or previously unidentified conditions at the site which cause or threaten to cause pollution or nuisance or otherwise pose a threat to water quality or public health.

Additionally, be advised that changes in the present or proposed use of the site may require further site characterization and mitigation activity. It is the property owner's responsibility to notify this agency of any changes in report content, future contamination findings, or site usage.

If you have any questions regarding this matter, please contact Bill Goth at (805) 654-3524, between the hours of 8:00-9:30 a.m. or 3:30-5:00 p.m., Monday through Friday.

  
DOUGLAS A. BEACH, MANAGER  
UNDERGROUND TANKS PROGRAM  
ENVIRONMENTAL HEALTH DEPARTMENT

DAB/BG/sw/closure

RESOURCE MANAGEMENT AGENCY  
**county of ventura**

Environmental Health Division  
Donald W. Koepf  
Director

**FILE COPY**

REMEDIAL ACTION COMPLETION CERTIFICATION

November 19, 1997

Mr. Glen Brooks  
Pacificore Financial Services  
825 N.E. Multnomah Street, Suite 775  
Portland, OR 97232

VCEHD File #C88006

Site Name/Address: Cal-Turf, 5417 Santa Clara Avenue, Camarillo, California

This letter confirms the completion of a site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required. A copy of the Case Closure Summary for this site is enclosed for your records.

This notice is issued pursuant to a regulation contained in Section 2721(e) of Title 23 of the California Code of Regulations.

If you have any questions regarding this matter, please contact Bruce Keller of the LUFT Program staff at (805) 654-2460.

*Robert Gallagher*  
Robert Gallagher for  
DONALD W. KOEPP, DIRECTOR  
ENVIRONMENTAL HEALTH DIVISION  
RESOURCE MANAGEMENT AGENCY

DWK/sg/11caltrf.clo

Enclosure

c: David Bacharowski, Los Angeles Regional Water Quality Control Board  
Mike Mosbacher, State Water Resources Control Board  
Jennifer Shecter, Levine-Fricke-Recon (Irvine)

800 South Victoria Avenue, Ventura, CA 93009-1730 (805) 654-3518 FAX (805) 654-2480  
Internet Web Site Address: [www.ventura.org/env\\_hlth/env.htm](http://www.ventura.org/env_hlth/env.htm)

## **DISCLAIMER**

- ▶ This report was prepared by Rincon Consultants, Inc. on December 7, 2005, under contract with the California State University. Any use of this report by a third party will be done at the third party's own risk.
- ▶ Rincon Consultants, Inc. has no contractual relationship with any third parties; and as such, has no duty to indemnify any users of the report for errors or omissions.
- ▶ Contamination could exist onsite that was not identified in the Phase I ESA report.

**Phase I Environmental Site Assessment  
260 Acre Property, Camarillo, California**

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## **OPINION**

Due to the historical and current agricultural use of the Site and adjacent properties there is the potential that the Site could be impacted by pesticides or other chemicals used routinely in agricultural production.

The location of the Site in the Santa Clara Oilfield poses the potential that the Site could be impacted by petroleum hydrocarbons. The potential for petroleum hydrocarbon impacted soil and groundwater is lessened by the fact that the oil wells drilled on the Site were dry holes and were abandoned.

The former presence of gasoline USTs on the Site poses the potential that the Site could be impacted by petroleum hydrocarbons. The gasoline USTs were reportedly removed in 1988 and a leak was discovered from four of the USTs. Three of the LUSTs were found to have impacted the soil only and one LUST impacted the groundwater. Contaminated soil was excavated, bioremediated on-site, and five groundwater monitoring wells were installed. A report dated July 7, 1989 shows non-detect for benzene, toluene, xylenes, and ethylbenzene in all of the groundwater samples with the exception of sample WR-9 that has 0.005 parts per million toluene. The groundwater samples from the July 7, 1989 report had organic lead levels ranging from six to twelve and background lead sample levels were seven to eight. The Site received closure in a letter from the County of Ventura, Resource Management Agency, dated January 18, 1990, which confirms completion of the site investigation and remedial action for the USTs formerly located on the Site formerly known as Pacific Farms.

## **CONCLUSIONS**

Rincon has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527 for the 260 acre property located northeast of Central Avenue, southeast of Santa Clara Avenue, and northwest of Beardsley Road in Camarillo, California. This assessment has revealed evidence of recognized environmental conditions in connection with the property.

Historical aerial photographs, topographic maps, and oil and gas maps were used to assess past uses of the Site. The historic aerial photographs depict the Site with agricultural land uses since at least 1938. A review of the Division of Oil and Gas Munger Map Book (2003) indicates that the Site is located within the Santa Clara Oilfield. The oil well located on the Site was a dry hole and was abandoned and plugged.

The Wind Machine Locations Map prepared by Resna in 1993 identifies the location of wind machines and clean and leaking USTs on the Site. A file review conducted for the Site found evidence of a reported gasoline leak from four of the USTs. The impacted soil was excavated and bio-remediated on-site.

## **RECOMMENDATIONS**

Due to the historic and current use of the Site for agriculture purposes, there is a potential that the property could be affected with pesticides, or other chemicals used routinely in agricultural production. Soil samples should be collected from agricultural chemical storage and mixing areas and tested for pesticides and heavy metals.

The former presence of LUSTs on the Site poses the potential for petroleum hydrocarbon impacted soil and groundwater beneath the Site. Groundwater monitoring wells were installed on the Site during the remediation of the LUSTs in 1988 to 1990. It should be determined if the groundwater monitoring wells still exist and if they do the groundwater monitoring wells should be sampled for the presence of petroleum hydrocarbons, gasoline constituents, and fuel oxygenates. Rincon did not observe any evidence of the groundwater monitoring wells during the Site reconnaissance. If the groundwater monitoring wells are no longer serviceable or have been removed, soil and groundwater samples should be taken from the area of tank #24 and tested for petroleum hydrocarbons, gasoline constituents, and fuel oxygenates.

The location of the Site within the Santa Clara Oilfield poses the potential for petroleum hydrocarbon impacted soil and groundwater beneath the Site. Soil samples should be collected from the area of the oil well and associated mud pits and tested for petroleum hydrocarbons, volatile organic compounds, and metals.